

CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
September 21, 2021  
6:00 p.m.

Municipal Administration Building  
Commission Chambers  
201 W. Central Avenue  
Lake Wales, FL 33853

1. INVOCATION
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. ROLL CALL
5. PROCLAMATIONS AND AWARDS
  - 5.I. PROCLAMATION - Drive Electric Day, September 25, 2021

Documents:

[PROCLAMATION-NDEW-2021.PDF](#)

- 5.II. PROCLAMATION - Finance Department

Documents:

[FINANCE DEPARTMENT PROCLAMATION.PDF](#)

6. COMMENTS AND PETITIONS

**Public participation from residents, taxpayers, business owners, and utility customers is encouraged. The City Commission welcomes information that would assist them in considering agenda items, City business, and otherwise fulfilling the City's mission to make Lake Wales "a bit better or more beautiful" for its citizens.**

**Anyone wishing to speak should give their name, state if they are a resident, taxpayer, business owner, or utility customer and they will have 5 minutes.**

**Courtesy and respect is the hallmark. Speakers are expected to address the Commission and not audience members, and not engage in back and forth discussions that can deteriorate into argument, debate and accusations.**

**Questions about subject matter are best directed to city staff during normal business hours**

7. BUDGET HEARINGS

- 7.I. ORDINANCE 2021-15, Adoption Of FY2021-22 Millage Rate – 2nd Reading & Public Hearing

The Commissioners will consider adopting a millage rate of 6.7697 mills for Fiscal

Year 2021-22.

Documents:

[MEMO - ORDINANCE 2021-15 BUDGET AND MILLAGE RATE - SECOND READING 21-22.PDF](#)  
[MILLAGE RATE - ORDINANCE 2021-15 - FY 2021-22.PDF](#)

- 7.II. ORDINANCE 2021-16, Adoption Of FY2021-22 Budget – 2nd Reading & Public Hearing  
The Commissioners will consider adopting a millage rate of 6.7697 mills for Fiscal Year 2021-22. The Commissioners will also consider adopting the proposed operating budget.

Documents:

[MEMO - BUDGET AND MILLAGE RATE - SECOND READING 21-22.PDF](#)  
[ORDINANCE 2021-16 BUDGET FY 2021-22.PDF](#)  
[400 - SCHEDULE A AND B 2021-22.PDF](#)  
[500 - PROPOSED BUDGET 21-22.PDF](#)

- 7.III. ORDINANCE 2021-17, Five-Year Capital Improvement Plan FY2021/22 - FY2025/26 – 2nd Reading  
The Commissioners will consider adopting the Five-Year Capital Improvement Plan for fiscal years 2021/22 through 2025/26.

Documents:

[MEMO ORDINANCE 2021-17 5 YEAR CIP - SECOND READING - FY 21-22.PDF](#)  
[ORDINANCE 2021-17 - 5 YEAR CIP - FY 21-22.PDF](#)  
[5-YEAR CIP 21-22\(2\).PDF](#)

## 8. CITY CLERK

- 8.I. Board Appointments - Citizens And Police Community Relations Advisory Committee  
Appointments to fill a vacancy on the Citizens and Police Community Relations Advisory Committee

Documents:

[MEMO-BOARD APPOINTMENTS SEPT 21 2021.PDF](#)  
[GOLDSTEIN POLICE CITIZENS BOARD APPLICATION FORM.PDF](#)

## 9. CONSENT AGENDA

Any member of the public can ask the City Commission to pull a consent item for separate discussion and vote that they would like to make comment on.

- 9.I. Minutes - June 30, 2021, September 8, 2021, September 15, 2021  
Work Session Minutes [JUNE 30, 2021](#)

Commission Meeting minutes [SEPTEMBER 8, 2021](#)

The Minutes of the Work Session [SEPTEMBER 15, 2021](#)

9.II. Award Of Bid To Accurate Power & Technology For Generator Repair, Preventative Maintenance, And Load Bank Testing

The City's Utilities Department made a request for bid for the repair, preventative maintenance and load bank testing of all the city's portable and stationary generators. Award of bid for this service is to go to Accurate Power & Technology.

Documents:

[AGENDA MEMO AWARD OF BID GENERATOR MAINTENANCE ITB21-487.PDF](#)  
[BID 21-487.PDF](#)

9.III. Award Of Bid To Odyssey Manufacturing Corporation For The Purchase Of Sodium Hypochlorite

The City's Utilities Department made a request for bid for the purchase of sodium hypochlorite, which is a necessary chemical to aid in the water and waste water treatment process.

Documents:

[AGENDA MEMO AWARD OF BID SODIUM HYPOCHLORITE 2021.PDF](#)  
[BID 21-488.PDF](#)

9.IV. Special Event Permit Application - Lake Wales High School 20 Year Class Reunion  
Approval of this Special Event Application will allow the Lake Wales High School Class of 2001 to host a reunion event on Park Avenue on October 16, 2021.

Documents:

[MEMO LWHS CLASS REUNION 2001.PDF](#)  
[CLASS REUNION 2021 PERMIT APPLICATION.PDF](#)

9.V. Special Event Permit: Main Street Oktoberfest

This is a request by Main Street to have an Oktoberfest event on Friday, October 29, 2021 from 7:00 p.m. – 10:00 p.m.

Documents:

[AGENDA ITEM OKTOBERFEST 2021.PDF](#)  
[OKTOBERFEST PERMIT APPLICATION 2021.PDF](#)

9.VI. Operating And Lease Agreements Between The City And Friends Of The Lake Wales Museum, Inc.

The City Commission will consider approval of operating and lease agreements that will empower a not-for-profit entity to operate the Lake Wales History Museum.

Documents:

[MEMO MUSEUM LEASE AND OOPERATION AGREEMENTS.PDF](#)  
[HISTORY MUSEUM OPERATIONAL AGREEMENT.PDF](#)

FRIENDS MUSEUM LEASE AGREEMENT.PDF

10. OLD BUSINESS

11. NEW BUSINESS

- 11.I. Ordinance D2021-15 Amendments To The Comprehensive Plan – 1st Reading And Public Hearing

Development Services Staff requests the approval of City Commission to amend the City of Lake Wales Comprehensive Plan to include a revised Future Transportation Network Map, and a proposed Property Rights Element.

Documents:

[CC MEMO CPA - TRANSPORTATION MAP PROPERTY RIGHTS ELEMENT 9.21.2021.PDF](#)  
[ORDINANCE D2021-15 TEXT AMENDMENTS.PDF](#)  
[TRANSPORTATION NETWORK 9.21.2021.PDF](#)

- 11.II. Ordinance D2021-16 Amendments To The Future Land Use Map Of The Comprehensive Plan, And To The Zoning Map – 1st Reading And Public Hearing

MOW Groves LLC, Changcocco Family Trust, and Nancy D. Kahler Trust, owners, request approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on two parcels of land totaling 28.13 acres.

Documents:

[CC MEMO MOW GROVES CHANGCOCCO CPA AND ZONING 9.21.2021.PDF](#)  
[ORD D2021-16 CPA MOW GROVES CHANGCOCCO 9.21.2021.PDF](#)

- 11.III. Ordinance D2021-17 Amendments To The Future Land Use Map Of The Comprehensive Plan, And To The Zoning Map – 1st Reading And Public Hearing

MOW Groves LLC, Changcocco Family Trust, and Nancy D. Kahler Trust, owners, request approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on two parcels of land totaling 28.13 acres.

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[CC MEMO MOW GROVES CHANGCOCCO CPA AND ZONING 9.21.2021.PDF](#)  
[ORD D2021-17 ZONING MOW GROVES CHANGCOCCO 9.21.2021.PDF](#)

- 11.IV. Ordinance 2021-23 Annexation – 1st Reading And Public Hearing 9.97 Acres Of Land South Of Bellview Drive And West Of 11th Street

Ordinance 2021-23 proposes the voluntary annexation of approximately 9.97 acres of land located south of Bellview Drive, west of 11<sup>th</sup> Street, and contiguous to the incorporated City limits.

Documents:

11.V. Special Exception Use Permit – Mixed Use Planned Development Project (MUPDP) –  
New Oaks Pocket Neighborhood

Mari Chael and Victor Dover, owners, request the approval of City Commission for a Special Exception Use Permit to allow a Mixed-Use Planned Development Project (MUPDP) for the above-mentioned parcel totaling 2.03 acres of land.

Documents:

[COMM MEMO MUPDP NEW OAKS 9.21.2021.PDF](#)  
[NEW OAKS MUPDP CONDITIONS OF APPROVAL 9.13.2021.PDF](#)  
[NEW OAKS MUPDP PROJECT NARRATIVE - REVISED 8.15.2021.PDF](#)  
[PLAN SET NEW OAKS MUPDP FINAL.PDF](#)

12. CITY ATTORNEY

13. CITY MANAGER

13.I. Tracking Report

Documents:

[TRACKING.PDF](#)

13.II. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, SEPT-2021.PDF](#)

13.III. Social Media Tracking Report

Documents:

[SOCIAL MEDIA TRACKING 09-16-2021.PDF](#)

14. CITY COMMISSION COMMENTS

15. MAYOR COMMENTS

16. ADJOURNMENT

**(The staff memos are not incorporated into the official record)**

Minutes of the City Commission meeting can be obtained from the City Clerk's Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recording, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be the expense of the requesting party.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

Appeals concerning decisions on issues requiring a public hearing:

Persons who wish to appeal any decision made by the City Commission with respect to any matter considered during a public hearing at this meeting will need a record of the proceedings, and for such purpose may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.